



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)

**1, 5108 52 Street  
Red Deer, Alberta**

**MLS # A2254430**

**\$225,000**



**Division:** Downtown Red Deer

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,119 sq.ft.

**Zoning:** DC28

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Turn-key 1,119 SF clinic/office condo in the Railyards/Downtown corridor. High-end finish: reception, 3 offices and boardroom, barrier-free washroom, millwork/glazing, LED, data cabling & zoned HVAC. Street-front signage + on-site parking. Steps to Gaetz Ave, Superstore; minutes to hospital & civic buildings. DC-28 zoning suits professional/medical/wellness uses.